

ONLINE ONLY FARMLAND AUCTION

TRACT #6 ~ 5.13± AC KRAFT ROAD, FREEBURG, IL 62243

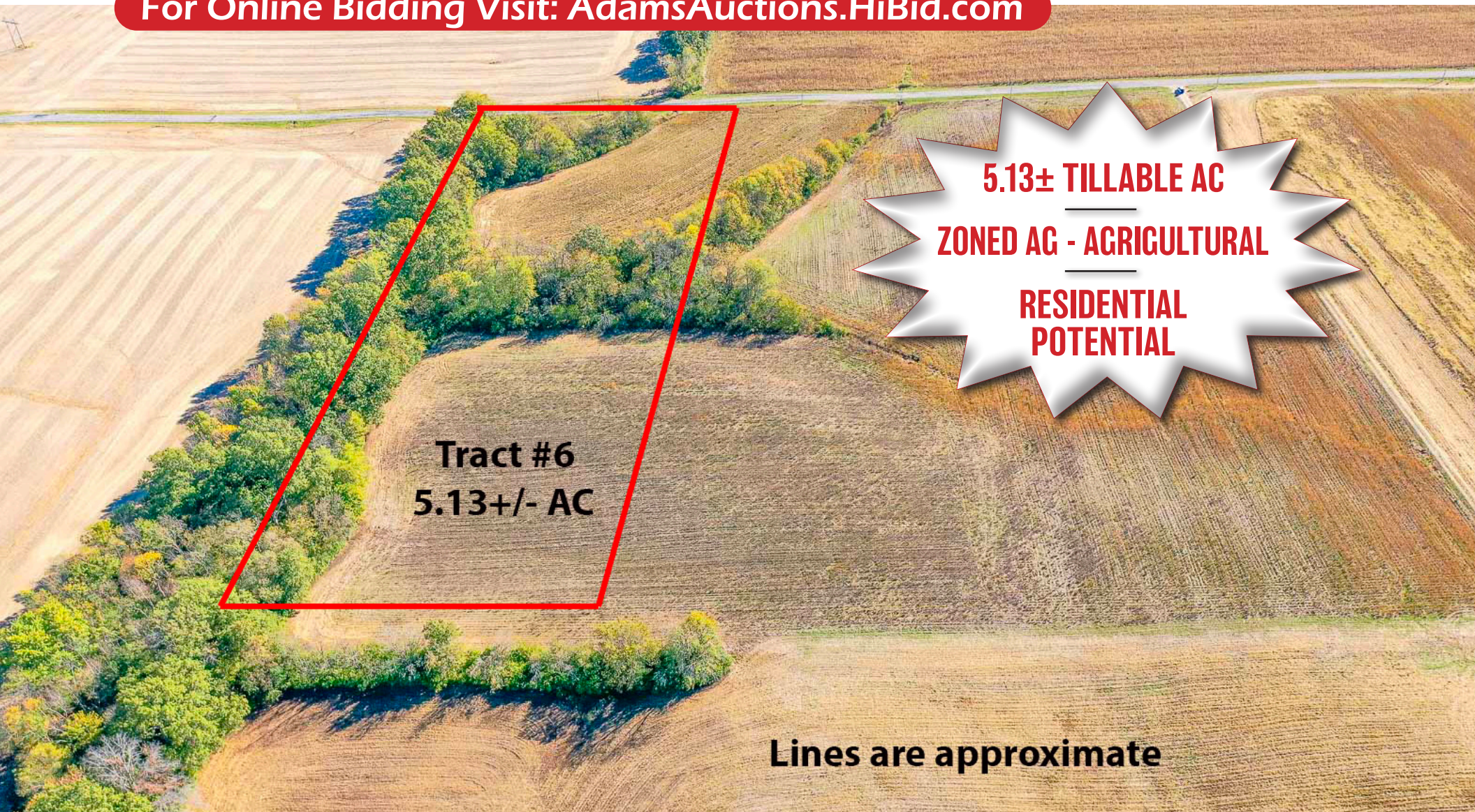


BIDDING CLOSES: 6:15PM ~ TUESDAY, NOVEMBER 18, 2025

VIEWING: SUNDAY, NOVEMBER 9TH ~ 2:30-4:30PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

618-234-8751
Adam Jokisch
Mobile (618) 530-8751

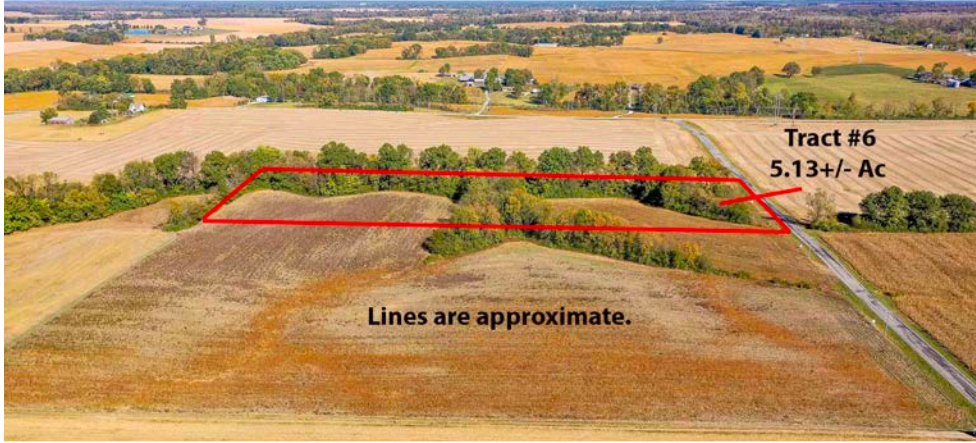


**Tract #6
5.13+/- AC**

5.13± TILLABLE AC
ZONED AG - AGRICULTURAL
**RESIDENTIAL
POTENTIAL**

Lines are approximate

GENERAL INFORMATION & AUCTION TERMS



5.13± AC

TOTAL LOT SIZE

AG - AGRICULTURE

ZONING

\$108

TOTAL '24 TAXES

Tract #6 offers 5.13± acres of prime tillable land located just off Kraft Road, approximately three miles west of downtown Freeburg in St. Clair County. With 4.02± acres of productive cropland, this parcel provides solid crop-production potential and dependable income generation. Its convenient location along Kraft Road ensures easy access, making it an excellent addition to an existing farming operation or an ideal starting point for a new agricultural venture. In addition to its farming value, the property presents scenic building sites that are well-suited for a dream home or hobby farm. Zoned agricultural under the authority of St. Clair County, the land permits the construction of a single-family residence, preserving the rural character while supporting residential development. For those considering non-agricultural or commercial use, the county's variance or special-use process offers flexibility to accommodate a range of future uses. Electricity is available near the property, although the current owner has not paid any tap-on fees. The acreage is best suited for private water and sewer systems, enhancing its appeal for both farming and residential purposes. This combination of utility access and zoning flexibility makes Tract #6 a rare and versatile opportunity in the region. Additional tracts are also available and may be purchased separately, including Tract #1 with 71.18± acres, Tract #2 with 5.09± acres, Tract #3 with 5.12± acres, Tract #4 with 5.12± acres, and Tract #5 with 5.13± acres. Each tract is zoned agricultural and offers similar potential for farming, residential use, or a blend of both.

PARCEL NUMBERS

P.I.N	Size	Amount
13-26.0-100-011	5.13± Ac.	\$108

Terms: \$5,000 Down Day of Sale on Each Tract of Real Estate
 Balance Due in 30 Days • 6% Buyers Premium
 List subject to change without notice
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
 Any announcement made day of sale takes precedence over any printed material



Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

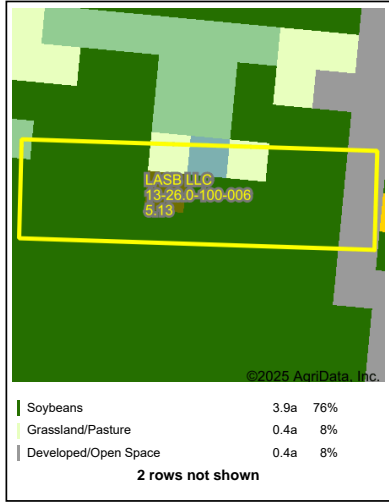
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

4 Year Crop History

Owner/Operator: Date: 10/27/2025
 Address: Farm Name:
 Address: Field ID:
 Phone: Acct. #:

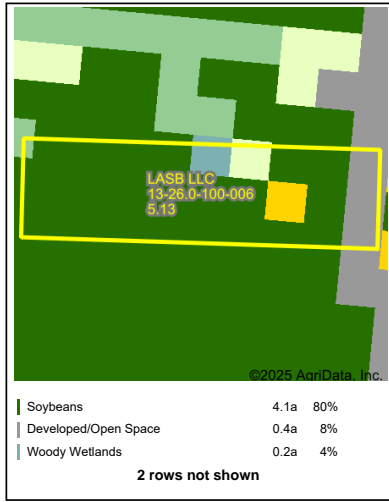
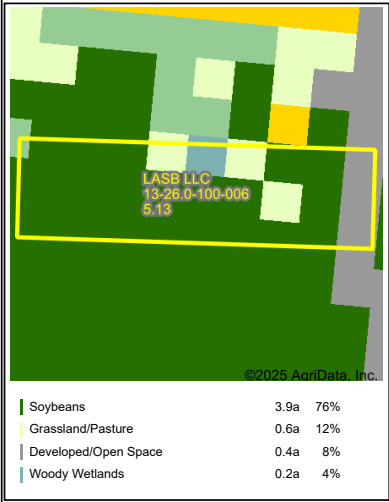
Crop Year: 2024

Crop Year: 2023



Crop Year: 2022

Crop Year: 2021



Boundary Center: 38° 25' 14.48, -89° 57' 24.46

State: IL County: St. Clair

Legal: 26-1S-8W Twnshp: Smithton

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Aerial Map



Map Center: 38° 25' 14.48, -89° 57' 24.46

0ft 180ft 360ft

26-1S-8W
St. Clair County
Illinois

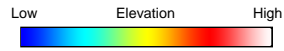
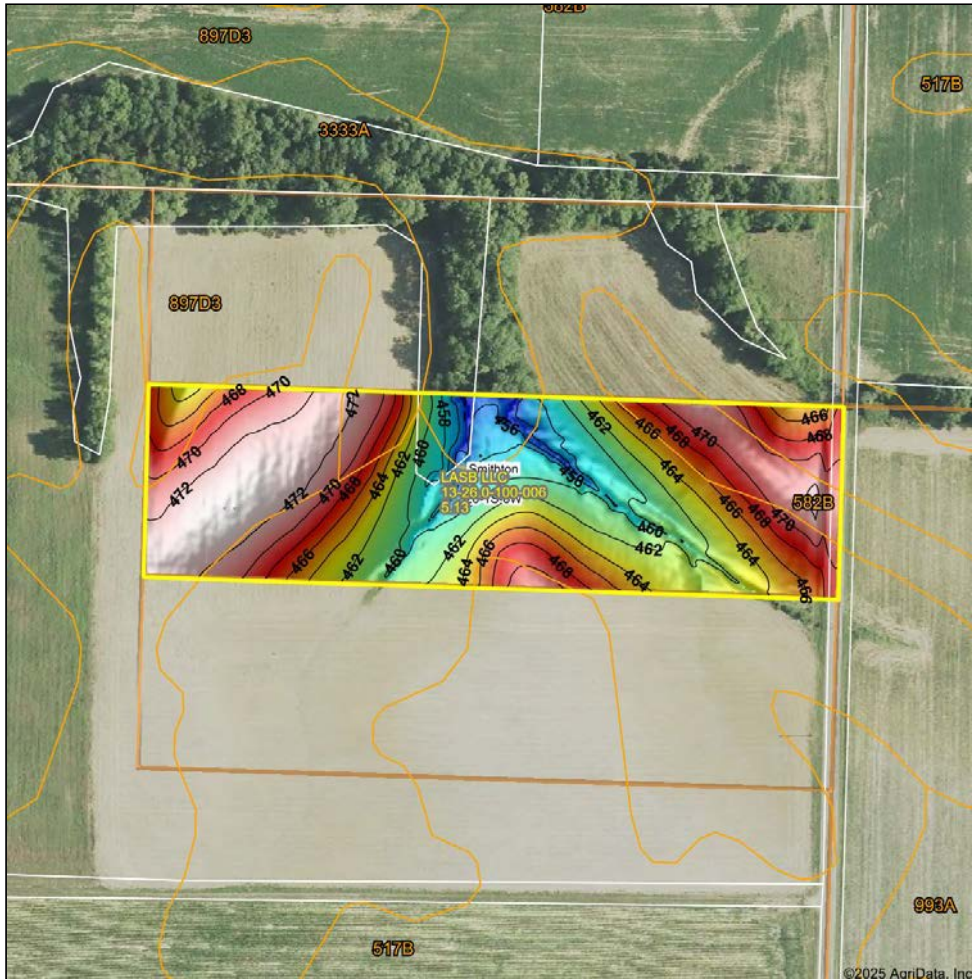


10/27/2025

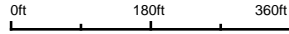


Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Hillshade



Source: USGS 1 meter dem
 Interval(ft): 2
 Min: 453.8
 Max: 473.2
 Range: 19.4
 Average: 465.8
 Standard Deviation: 4.99 ft



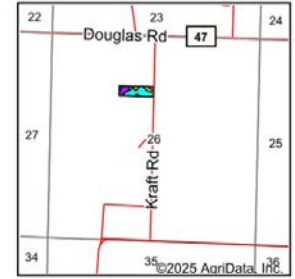
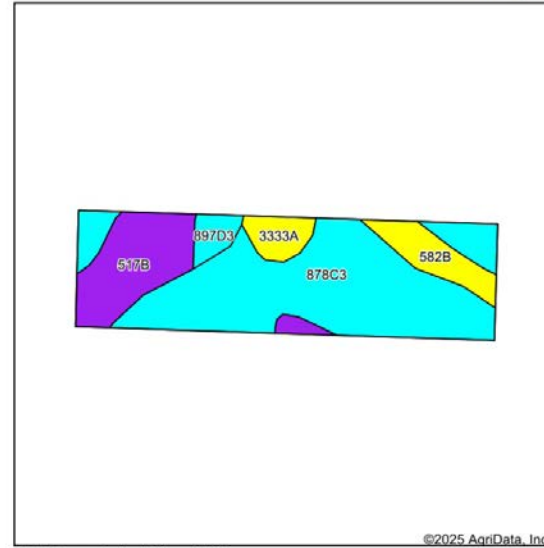
26-1S-8W
 St. Clair County
 Illinois

Boundary Center: 38° 25' 14.48, -89° 57' 24.46



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 Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: Illinois
 County: St. Clair
 Location: 26-1S-8W
 Township: Smithton
 Acres: 5.13
 Date: 10/27/2025



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Soils data provided by USDA and NRCS.

Area Symbol: IL163, Soil Area Version: 18													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting #	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum Bu/A ^c	Grass-legume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**878C3	Coulterville-Grantfork silty clay loams, 5 to 10 percent slopes, severely eroded	3.05	59.4%		UNF	**99	**33	**36	0	**75	**3.00	**74	39
**517B	Marine silt loam, 2 to 5 percent slopes	1.03	20.1%		FAV	**143	**45	**55	0	**112	**3.00	**103	68
**582B	Homen silt loam, 2 to 5 percent slopes	0.44	8.6%		FAV	**149	**47	**55	0	**113	**4.00	**108	73
**897D3	Bunkum-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	0.35	6.8%		FAV	**100	**35	**39	**14	**54	**3.00	**76	39
**3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	0.26	5.1%		FAV	**157	**50	**61	**77	0	**5.00	**115	79
Weighted Average						115.1	37.6	42.9	4.9	80.5	3.2	85	*n 49.8

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
 Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*n: The aggregation method is "Weighted Average using all components"